

Section 16.28.02 Prohibition of Undesirable Emissions.

(1) Air Pollution. All uses shall not emit an excessive amount or dangerous degree of fumes, dust, smoke, or other form of air pollution. Any use that causes sufficient odor to constitute a nuisance is hereby prohibited. A determination of nuisance due to odor may be established either by a Court of competent jurisdiction or by the County Legislative Body holding a public hearing.

(2) Heat or Radiation. All uses shall not emit an excessive or dangerous degree of heat, or radiation.

(3) Vibration. No use shall generate vibration that is perceptible offsite or damaging to surrounding property.

(4) Sound.

(a) Sound shall not be generated to the extent that it is transmitted beyond the lot boundaries.

(b) Exterior electronic two-way conversation systems at any commercial/industrial location shall be allowed so long as the volume of such systems shall be maintained at a level that any message or conversation is not intelligible beyond the property line at any time.

(c) Exterior paging or public address systems, including telephone and music connections, shall not be allowed at any commercial or industrial location. Existing public address systems may remain as they have been installed but shall not be expanded. Exterior public address systems at any institutional, park, or community use shall specifically be considered in the conditional use approval. Temporary public address systems for public celebrations or rallies shall be exempt from these regulations.

(d) All electrical and mechanical systems installed at any commercial/industrial location that is adjacent to a residential use shall provide a buffer such that the equipment cannot be seen or heard above the average noise levels in the area.

(e) All service areas including loading/unloading and garbage or recycled materials pick up shall be located, buffered and operated such that adjacent residential uses will not be disturbed by the use thereof.

(5) Light. See Chapter 16.21 for regulations regarding outdoor lighting.